# \$529,000 - 6907 4 Avenue Ne, Calgary

MLS® #A2253709

#### \$529,000

5 Bedroom, 2.00 Bathroom, 992 sqft Residential on 0.10 Acres

Abbeydale, Calgary, Alberta

Welcome to 6907 4 Ave NE! This fully developed bi level in family friendly Abbeydale offers over 1,700 sqft of living space, featuring 5 bedrooms and 2 full bathrooms. The main floor boasts a spacious living room and renovated kitchen, while one bedroom opens to a private patio, ideal for relaxing outdoors.

The home includes a 2-bedroom illegal suite with a separate entrance perfect for extended family or rental potential. Recent upgrades include: new kitchen and bedroom renovations, exterior paint (2022), fully paved driveway (2023), hot water tank (2022), water softener, furnace motor replacement (2022), and two roof turbine vents for improved ventilation.

Located near parks, schools, and amenities, this move-in-ready home is a perfect fit for growing families or savvy investors. Book your showing today!

Built in 1979

#### **Essential Information**

MLS® # A2253709 Price \$529,000

Bedrooms 5

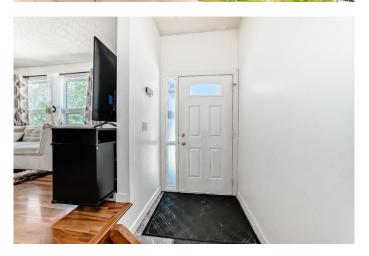
Bathrooms 2.00

Full Baths 2

Square Footage 992







Acres 0.10 Year Built 1979

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

### **Community Information**

Address 6907 4 Avenue Ne

Subdivision Abbeydale
City Calgary
County Calgary
Province Alberta
Postal Code T2A 6M1

#### **Amenities**

Parking Spaces 2

Parking Off Street, Parking Pad

#### Interior

Interior Features Closet Organizers, Kitchen Island

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Range Hood,

Refrigerator, Washer/Dryer, Built-In Electric Range

Heating Central, Natural Gas

Cooling None
Has Basement Yes
Basement Full

#### **Exterior**

Exterior Features Private Entrance, Private Yard Lot Description Back Yard, Landscaped, Level

Roof Asphalt Shingle
Construction Concrete, Stucco
Foundation Poured Concrete

#### **Additional Information**

Date Listed September 3rd, 2025

Days on Market 54

Zoning R-CG

## **Listing Details**

Listing Office PREP Realty

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